



Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

January 10, 2013

File No. LDA12-0288

Stantec Consulting  
10160 - 112 Street  
Edmonton, Alberta T5K 2L6

ATTENTION: Tom Young

Dear: Mr. Young:

RE: Tentative plan of subdivision to create 61 single detached residential lots and one (1) Public Utility lot from NE-22-51-25-4, located south of Ellerslie Rd SW and west of 156 Street SW; **GLENRIDDING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on January 10, 2013 subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater management facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the SWMF;
4. that the owner dedicate and register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner provide a minimum 6 m frontage for the walkway leading to Rabbit Hill Road SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for Rabbit Hill Road SW from the south end of the SWMF to the south boundary of the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition 6, the owner clear and level Rabbit Hill Road SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
8. that the subdivision boundary be amended for the dedication and construction of roadway at the intersection of 158 Street SW and Glenridding Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct a 1.5 m hard-surface shared use path with dividing yellow centreline, lighting, bollards, landscaping, and "Shared Use" signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 6 m wide gravel temporary roadway connection from the south end of the proposed local roadway to tie back into the south end of the existing Glenridding Way, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway connection will be required prior to CCC or to the satisfaction of Transportation Services;
9. that the owner construct a 3 m wide hard-surface temporary trail connection from the proposed walkway to extend north and tie into the shared use path within the Storm Water Management Facility, as shown on the "Conditions of Approval" map, Enclosure I. The temporary trail connection will be required prior to CCC or to the satisfaction of Transportation Services, and will remain in place until the Shared Use Path for Rabbit Hill Road SW is built;
10. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, in accordance with the Noise Study within residential property lines for all lots backing onto Rabbit Hill Road SW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve has been addressed by Deferred Reserve Caveat (DRC) 112 411 200. The DRC will be carried forward to the remainder of NE-22-51-25-4.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Ania Schoof at 780-423-7495 or write to:

**Ms. Ania Schoof, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/as/Posse # 127778351-001

Enclosure



